

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Montebello

State: CA

PJ's Total HOME Allocation Received: \$7,563,868

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State:	92			
% of Funds Committed	97.55 %	91.11 %	9	91.92 %	89	91	
% of Funds Disbursed	82.82 %	82.09 %	40	82.65 %	38	39	
Leveraging Ratio for Rental Activities	0.13	5.72	79	4.67	3	3	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	73.27 %	1	81.09 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	100.00 %	62.86 %	1	68.72 %	100	100	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	52.63 %	77.58 %	81	79.93 %	7	6	
% of 0-30% AMI Renters to All Renters***	28.95 %	40.22 %	64	44.94 %	27	23	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	57.89 %	92.30 %	83	94.87 %	4	3	
Overall Ranking:			In State:	59 / 92	Nationally:	24 20	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$74,216	\$32,812		\$25,717	38 Units	50.70 %	
Homebuyer Unit	\$116,364	\$20,065		\$14,669	14 Units	18.70 %	
Homeowner-Rehab Unit	\$63,099	\$26,734		\$20,391	23 Units	30.70 %	
TBRA Unit	\$0	\$2,804		\$3,201	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montebello CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$84,770	\$476,461	\$58,605
State:*	\$128,033	\$110,407	\$27,687
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ:	2.1 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.04

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	90.0	14.3	26.1	0.0	Single/Non-Elderly:	33.3	21.4	34.8	0.0
Black/African American:	0.0	0.0	0.0	0.0	Elderly:	40.0	0.0	56.5	0.0
Asian:	0.0	0.0	8.7	0.0	Related/Single Parent:	23.3	14.3	4.3	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	3.3	64.3	4.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	10.0	85.7	65.2	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	0.0	7.1	39.1	0.0	Section 8:	0.0	0.0 #		
2 Persons:	70.0	7.1	43.5	0.0	HOME TBRA:	0.0			
3 Persons:	26.7	28.6	4.3	0.0	Other:	23.3			
4 Persons:	3.3	50.0	8.7	0.0	No Assistance:	76.7			
5 Persons:	0.0	7.1	4.3	0.0					
6 Persons:	0.0	0.0	0.0	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			15	

* The State average includes all local and the State PJs within that state

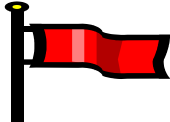
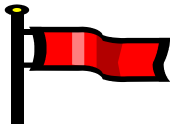
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montebello State: CA Group Rank: 24
(Percentile)
State Rank: 59 / 92 PJs Overall Rank: 20
(Percentile)
Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	100	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	52.63	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	57.89	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.54	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

